



**Tenant Release/Assumption & Disposition of Deposit**

**Statement of release by REMAINING Tenants:**

We \_\_\_\_\_ (REMAINING) Tenants of  
\_\_\_\_\_ Chico, CA 95926, do hereby release

\_\_\_\_\_ (VACATING) Tenant of the aforementioned premises,  
from all responsibility for cleaning and damages and/or monthly rent for the term ending\_\_\_\_\_.

We acknowledge and accept \_\_\_\_\_ (ENTERING)Tenant.

**Disposition of Security Deposit and Condition at Move-in:**

I \_\_\_\_\_(VACATING) Tenant of the aforementioned premises  
authorize Hill Properties (LANDLORD) to disburse any and all unused rents or deposit to \_\_\_\_\_.

1) As written in the original lease agreement, in the event that it should become necessary for a tenant to secure a replacement tenant, a Lease Assumption Fee will be assessed in the amount of \$150.00. This fee is assessed to reimburse Hill Properties for the administrative cost in providing for the lease assumption; 2) All outstanding rent or fees associated with and owed by the VACATING Tenant, including the Lease Assumption Fee, must be paid in full before this agreement will be approved by the LANDLORD. LANDLORD is not obligated to approve/sign this agreement until all terms of this agreement have been met by all parties. 3) ENTERING Tenant must provide (when applicable) a complete Cosigner form with verification of signature with this completed agreement prior to or at the time of lease agreement signing; 4) The original balance of Security Deposit will be held by LANDLORD until ALL Tenants have vacated at the end of the lease agreement. The LANDLORD will not get involved in the negotiation or refund of the Security Deposit. This must be decided between the ENTERING and VACATING Tenants.

We acknowledge having read and understand the terms and conditions of this agreement.

\_\_\_\_\_  
Vacating Tenant (print/sign) Date

\_\_\_\_\_  
Forwarding Address Phone No.

\_\_\_\_\_  
Entering Tenant (print/sign) Date

REMAINING Tenant(s) signing this form acknowledge having read this policy and understand and agree to the terms specified and are aware of this transaction. Upon completion of this agreement the REMAINING Tenant(s) agree that the VACATING Tenant and their respective Cosigner shall be released from future liabilities of the aforementioned Lease Agreement. LANDLORD is not obligated to approve/sign this agreement until all terms of this agreement have been met by all parties.

\_\_\_\_\_  
Remaining Tenant (print/sign) Date

\_\_\_\_\_  
Remaining Tenant (print/sign) Date

\_\_\_\_\_  
Remaining Tenant (print/sign) Date

\_\_\_\_\_  
Remaining Tenant (print/sign) Date

\_\_\_\_\_  
Owner/Agent Date Approved